

District II Advisory Board Minutes

October 18, 2004

www.wichita.gov

The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library at 5939 E. 9th Street North.

Members Present

Brian Carduff
Daryl Crotts
Sarah Devries
Larry Frutiger
Matt Hesse
Joe Johnson
David Mollhagen
Phil Ryan
Marty Weeks

Members Absent

Tim Goodpasture
Ray Frederick

Staff Present

Deb Legge, OCI
Bill Longnecker, MAPD
Randy Sparkman, OCI
Officer Young, WPD
Donte Martin, CMO

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:00.

Approval of Minutes and Agenda

The agenda for October 18, 2004 was approved as submitted (9-0).
The minutes for September 13, 2004 were approved as submitted (9-0).

Public Agenda

1. Scheduled items

No items scheduled

2. Off-agenda items

No items presented

STAFF PRESENTATIONS

3. Community Police Report

Officer Young, Patrol East, reported a rise in burglaries in College Hill. A suspect in the burglaries has been caught. Young also modeled the new police light duty uniform.

Action Taken: Received and filed

4. Office of Central Inspection

Randy Sparkman and Deb Legge, OCI, reported on OCI activities and answered questions from the DAB. Randy is responsible for licensure of restaurants, taverns, etc. He has one staff person to do all of the inspections. Previously the position was with Wichita Fire Department but funded by Office of Central Inspection fees.

Sparkman regulates all signs from billboards to political signs or garage sale signs. He has two staff people for the whole City so other city staff can remove garage sale or political signs. The signs are kept for a time period to allow redemption.

Also, said he's involved with graffiti. He explained the procedure involved, property owners asked to clean up as soon as possible. If City of Wichita has a waiver signed by property owner he can refer the problem directly to Public Works for timely removal.

Deb Legge supervises residential housing code enforcement on existing houses. Residential housing codes include parking in front yard, graffiti, and dangerous properties. Legge explained the condemnation process and stated that Seventy-five percent of property in the condemnation process does get rehabbed at least enough to withdraw it from the process. If a house is demolished the cost is assessed to the property owner. Sometimes emergency demolition is required for home damaged by fire or other kinds of disasters.

Vacant property is a big problem in neighborhoods Legge asked DAB members to check for a red placard on the property. If it's not there she asked that OCI be notified. She reported that there were eight more Neighborhood Clean Ups this year. It's a great way for neighbors to work together to clean up the area. Usually Community Policing, Environmental Health and Office of Central Inspection staff is involved in these.

The joint nuisance code enforcement efforts involve OCI, Environmental Health and the Wichita Police Department and results in more eyes and ears for observing neighborhoods. The City Council provided more funds for nuisance abatement. Through the Tidemark database which catalogues and monitors reported problems, citizens can now access records; can check for permits, progress on cases. Citizens can access this system through the COW web page.

Recommended Action: Received and filed.

PLANNING AGENDA

7. ZON 2004-00031

Bill Longnecker, MAPD, presented this request for a zone change from “SF-5” Single-Family Residential to “TF-3” Two-Family Residential on Lots 5 – 9, of the Garden Meadows Addition. Lots 1 – 4 of the Garden Meadows Addition will remain zoned “SF-5”. The subject site is located north of Douglas and east of Jackson Heights Street, midway between 127th Street East and Greenwich Avenue. The applicant proposes to develop the site with duplexes on the five eastern lots, which are at the end of the Jackson Heights Court cul-de-sac.

The immediate area is characterized by large lot/tract single-family residential development with “SF-5 zoning on the north side of Douglas Avenue. Materials used on the houses vary from brick, to brick and wood or composite siding, to wood or composite siding. Some of the larger lots, with houses on them, also have outbuildings on them allowing these property owner’s to keep their horses on their properties. The area also features lots of mature trees, landscaping and some mixed tree hedges. South of Douglas Avenue there is undeveloped, woody “SF-20” zoning, in a small isolated part of Sedgwick County, and a large manufactured housing park. The subject site/Garden Meadows Addition is on Jackson Heights Court, an asphalt paved, roll over curb, cul-de-sac. There is one single-family residence, built on two of the lots, in the addition. The five subject lots’ size ranges from approximately 0.33-acres to 0.50-acres.

Mr. Longnecker explained that MAPC has approved the request for zone change and an official protest has been filed. DAB II initially heard the item July 12, 2004 and deferred the request for zone change pending discussions between the applicant and area residents. Meetings between the applicant and nearby resident did not resolve the protest or surrounding issues. Staff recommends approval of the proposed zone change.

John Hendrick, applicant, stated the applicant is requesting this zone change in order to facilitate sale of the property. A potential buyer would like to develop the property as duplexes.

Citizens in attendance were given the opportunity to express their concerns. Nearby residents expressed the following concerns: 1) impact on the neighborhood; 2) the potential for the properties to become rentals; and 3) drainage.

Larry Frutiger, DAB II, expressed concern that this is spot rezoning.

Daryl Crotts (Carduff) moved to recommend approval of the zone change subject to conditions contained in the MAPD staff report. DAB II also recommended OCI address drainage issues raised during the meeting. The motion passed 7-2. Frutiger and Weeks voted against the recommendation.

Action Taken: Approved subject to conditions contained in the MAPD staff report.

BOARD AGENDA

8. Capital Improvement Plan Development Process

Donte Martin, CMO, explained the CIP development process. The proposed capital program responds to and anticipates community needs, uses City funds to maximize other revenue sources - particularly Federal and State grants - and maximizes the number and scope of capital investments in the City's infrastructure.

The proposed CIP totals more than \$1.5 billion over ten years. Major projects include the Kellogg freeway expansion, rail crossings and major infrastructure improvements such as: new and reconstructed roadways, intersections, bridges, and sidewalks; improvements to parks and public facilities; downtown development and implementation of tourism development initiatives; water and sewer system improvements; and public transportation system and airport investments.

The proposed Capital Improvement Program is funded from many sources: the 10-mill property tax comprises 19% of resources (GO or at-large funding), Local Sales Tax (LST) revenues fund 10% of the capital program and enterprise revenues fund 36%. State and Federal funding, much of it leveraged with local matching funds, provides 24 percent of total resources. Special assessments and other sources (such as County and public-private partnerships) fund 8 percent and 3 percent, respectively.

The City of Wichita is asking for citizen input in creating the 2005-2014 Capital Improvement Program (CIP). A survey has been posted on the City of Wichita website and DAB members are being asked to provide input through DAB surveys. These surveys will be useful as the City Council and City of Wichita staff work to prioritize projects.

Action Taken: Received and filed.

9. Next Meeting

The next regularly scheduled DAB II meeting will be November 1, 2004 at the Rockwell Branch Library.

With no further business the meeting adjourned at 9:15 p.m.

Guests

Ann Aldag
Dave Aldag
Scott Ball
Gaila Brown
Jim Brown
Charlotte Hendrick
John Hendrick Jr.
Pattie Richardson
Dane Saksa
Bill Smallwood
Kathy Smallwood
Mike Smith

Kaci Tucker
Gary Winegar
Pat Winegar